121.0	0001	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,095,500 / 1,095,500
					USE VALUE:	1,095,500 / 1,095,500
					ASSESSED:	1,095,500 / 1,095,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		LAKEVIEW, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRAUTTMANSDORFF &
Owner 2:	LAI HANH T
Owner 3:	
Street 1:	12 LAKEVIEW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARTUS CORPORATION -
Owner 2:	-
Street 1:	40 APPLE RIDGE ROAD
Twn/City:	DANBURY
St/Prov:	CT Cntry:
Postal:	06810

NARRATIVE DESCRIPTION

This parcel contains 5,625 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Wood Shingle Exterior and 2032 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5625.000	560,300	5,300	529,900	1,095,500
Total Card	0.129	560,300	5,300	529,900	1,095,500
Total Parcel	0.129	560,300	5,300	529,900	1,095,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 539.23 | /Parcel: 539.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 121.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	560,300	5300	5,625.	529,900	1,095,500	1,095,500	Year End Roll	12/18/2019
2019	101	FV	427,700	5300	5,625.	559,300	992,300	992,300	Year End Roll	1/3/2019
2018	101	FV	441,600	4300	5,625.	412,100	858,000	858,000	Year End Roll	12/20/2017
2017	101	FV	441,600	4300	5,625.	394,500	840,400	840,400	Year End Roll	1/3/2017
2016	101	FV	441,600	4300	5,625.	365,000	810,900	810,900	Year End	1/4/2016
2015	101	FV	410,500	4300	5,625.	306,200	721,000	721,000	Year End Roll	12/11/2014
2014	101	FV	378,800	4300	5,625.	299,100	682,200	682,200	Year End Roll	12/16/2013
2013	101	FV	378,800	4300	5,625.	285,000	668,100	668,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9349

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARTUS CORPORAT	64043-286		8/7/2014	Other	840,000	No	No		N=RELOCATION SALE
RIJSMAN BRUNO,	64043-283		8/7/2014		840,000	No	No		
NARDIZZI JOHN &	44718-241		3/1/2005		670,000	No	No		
NARDIZZI JOHN &	31552-443		6/28/2000		502,000	No	No	4	
BOVA ROSA	25002-426		11/10/1994		191,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/28/2020	176	Add Att	93,650	O				
9/1/1998	639	Manual	2,400					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2018	MEAS INT REF	HS	Hanne S
11/12/2008	Meas/Inspect	163	PATRIOT
8/15/2005	MLS	HC	Helen Chinal
10/27/2000	Hearing N/C	189	PATRIOT
10/2/2000	MLS	MM	Mary M
12/22/1999	Inspected	263	PATRIOT
11/17/1999	Mailer Sent		
10/27/1999	Measured	266	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

77874

GIS Ref

GIS Ref

Insp Date

04/28/18

!9349!

PRINT

Date	Time
12/10/20	23:50:28

LAST REV

Date	Time
03/11/20	15:58:33
danam	

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	77874
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5625		Sq. Ft.	Site		0	90.	1.05	10									529,877						529,900	

Total AC/HA: 0.12913 | Total SF/SM: 5625 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 529,877 | Spl Credit | Total: 529,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.18846154
Const Adj.:	1.00969899
Adj $ / SQ:	149.999
Other Features:	93000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	587291
Depreciation:	27015
Depreciated Total:	560276

COMMENTS

LOC= PARKING LOT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB

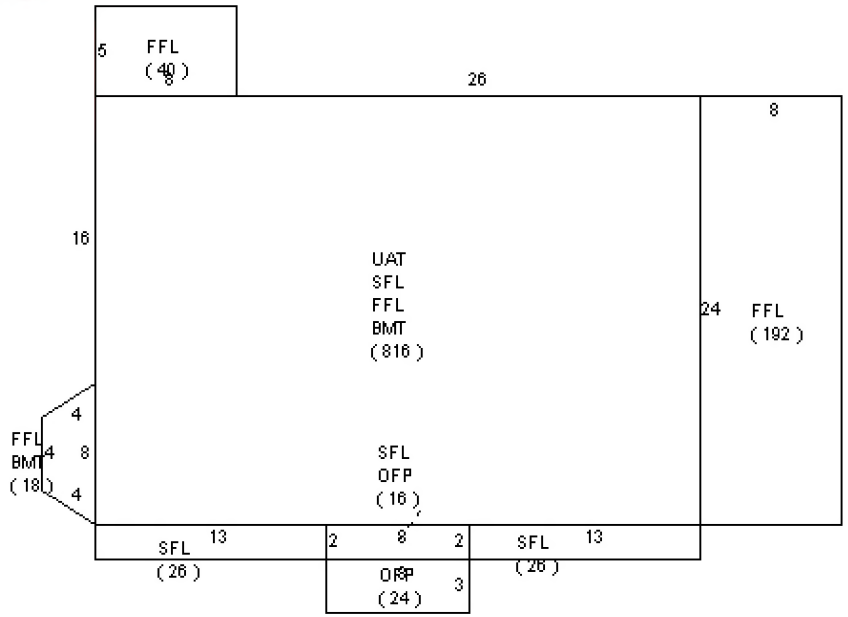
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	199.50
Special Features:	0	Val/Su Net:	185.04
Final Total:	560300	Val/Su SzAd	287.33

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,066	150.000	159,898
SFL	Second Floor	884	150.000	132,599
BMT	Basement	834	45.000	37,530
UAT	Upper Attic	204	82.200	16,769
OFP	Open Porch	40	44.430	1,777

Net Sketched Area:	3,028			Total:	348,573
Size Ad	1950	Gross Are	3640	FinArea	2032

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 121.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X12	A	GD	1950	25.42	T	30	101			4,300			4,300
19	Patio	D	Y	1	16X20	A	AV	2010	3.42	T	7.2	101			1,000			1,000

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300